

Minutes of a Meeting of  
ARCHITECTURAL BOARD OF REVIEW  
Meeting  
Held September 27, 2023

Members Present: Greg Ernst, Mike Greco, Kevin Krol  
Excused: Mark Chernisky, Tom Sedlak, Lauren Oley (Secretary)  
Others: Eric Tuck-Macalla (Building Director)  
Audience: Karen Frombach, Nick Dadas, John Faile

*\*Full recording of the meeting is permanently available on the City of Bay Village website under Government/Architectural Board of Review/View Most Recent Agendas and Minutes/Media*

Mr. Ernst called the meeting to order at 7:30 p.m. with roll call. They opted not to approve the minutes from the last meeting as there was no copy available at the meeting.

<p><b>1) Applicant:</b> Nick Dadas <b>Property Owner:</b> Acton Academy Lakeside (Nick &amp; Nancy Dadas) <b>Address:</b> 502 Cahoon</p>	<p>Review of proposed signage for Acton Academy Lakeside: <b>Location 1:</b> ‘ACTON ACADEMY LAKESIDE’ Cahoon Rd (east side of property) 17’x41” (former sign 17’x48”) <b>Location 2:</b> ‘ACTON ACADEMY LAKESIDE’ Oakland (south side of property) 13’x31.23” (former sign was 13’x4’) <b>Location 3:</b> ‘FIND A CALLING, CHANGE THE WORLD’. Rear of building (west side of property) 17’.75’x75” (former library sign was slightly larger) <b>Note:</b> Signage will require Planning Commission approval due to the size of the Location 3 sign. ABR approval will be conditional upon PC approval 10/4/23.</p>
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Mr. Dadas explained where the signs will be located.

Mr. Tuck-Macalla stated that the sign in the back needs to go to planning commission in order to be approved to go in that location at the size proposed and they are set to meet next week.

Mr. Ernst inquired if that would be considered a variance.

Mr. Tuck-Macalla stated that it’s sort of a variance, but more a part of the planning package. This board can approve the look of the sign so as long as there aren’t any changes from this board.

Mr. Dadas explained the materials and confirmed that it is going to be pin mounted which is similar to how the letters that were there previously were mounted.

Mr. Ernst and Mr. Dadas discussed the crest on the signage.

Mr. Dadas confirmed that the lighting is going to be existing and they don't believe they will be illuminating the sign on the west side of the building.

Mr. Tuck-Macalla confirmed that the east and south signs are within allowable sizes, just the west sign needs PC approval.

Mr. Dadas stated that the former signs are what people are used to seeing and these seem to be shrunken down a little bit in relation to what was there. There were two additional signs on the library that they won't be replacing adding that there wasn't much damage from the removal of the old signage so no repairs were required.

**Motion** by Mr. Krol, **Second** by Mr. Greco, to approve the Acton Academy Lakeside signage as submitted with the caveat that the west facing signage will be approved by planning commission.

**Yeas-** Ernst, Krol, Greco

**Nays-**

**3-0 Motion approved**

<p>2) <b>Applicant:</b> John Faile <b>Property Owner:</b> Karen Frombach <b>Address:</b> 433 Dover Center Rd (Previous PNC Location)</p>	<p>Review of proposed addition and exterior modifications to existing commercial location.</p>
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Mr. Ernst introduced the next item on the agenda as 433 Dover Center Rd.

Mr. Faile provided the landscaping drawings to the board. He stated that they are not going for signage right now – they will do in the next few months. He stated they got approval from the zoning board for a setback on Normandy which works out better for them. They are adding 19' onto the existing building. It's a nice-looking building to begin with and the landscaping is outstanding. He's talked with Dr. Frombach and Dr. Kelley and they want to continue with the same type of landscaping. Right now, there is a drive on the south side of the building and across the street, at Heinen's, there is a clashing driveway so they thought it best to eliminate a drive. The odd thing is that there is no clear front entry. There are arborvitae, junipers, and miniature maples – lots of nice stuff and he likes the maiden grass which they intend to keep. Dr. Kelley thought it would be nice to add some dogwood trees and arborvitae to frame it out and they're going to add more maiden grass. He continued to outline landscaping plans around the building. They plan to match roof pitch. On the south side of the building, they are going to have a 4/12 pitch. Instead of doing brick they decided to do a brick wainscoting and that would be using thin brick to match what is there as best they can. Above that it will be vinyl, but they're also considering board and baton.

He proceeded to present materials to the board.

Mr. Faile continued to advise there is a large alcove on the east and they plan to make that part of the waiting area so that will all be storefront glass. That part of the building appears to have been designed to obscure the rooftop units on the roof. In this addition, they are going to use a split system or a pancake unit up there to supplement the air. They're adding about 1,000 sq. ft. They are going to need a ground unit outside – they don't want it on the side of the building. They thought they'd put in on the pad facing east.

Mr. Ernst stated that he doesn't believe the pitch matches from the plans and asked specifics about the design.

Mr. Faile stated that he's matched the pitch to the best of his abilities.

Mr. Ernst clarified that he doesn't care as much about the pitch, but he'd like to see the ridgelines match.

Mr. Ernst and Mr. Faile continued to discuss the truss, roofline, and insulation required for the addition.

Ms. Frombach confirmed that they'll be consolidating the Bay Village and Westlake offices.

Mr. Ernst stated that he's in favor of either exterior finishing choices, but he's not in favor of putting board and baton on the addition and not match the original space.

Mr. Faile confirmed that it will be one or the other – it won't be both.

Mr. Ernst advised that his last question is that they're showing muntin – is that correct?

Mr. Faile replied that they're facing a residential street. Does this board have an issue if they put standard double hung windows as opposed to the alternative? He commented that a viewer won't really see them together. They would like the windows to be operable, but he defers to the board.

Mr. Ernst stated that he's not in favor of the residential look. He understands the logic, but it's still the main artery of Bay. He proceeded to discuss options with the applicant.

Mr. Krol stated that definitely without the muntin – an aluminum casement or a vinyl casement.

Mr. Faile stated that they'll be losing one light pole.

Mr. Ernst stated that he thinks the landscape plan is great. Accenting the corners and setting off the addition makes sense.

Mr. Faile remarked that he will go with a 5/12 pitch that will get them up to the ridge.

They briefly discussed signage to be approved at a future date.

**Motion** by Mr. Ernst, **Second** by Mr.Krol, to approve with plans with the comments that the three windows on the south façade will match the rest of the building, the casements are acceptable or fixed, pitch of the roof be altered to have the ridge beams meet up so the ridge is even all the way across, and they have no comments or issues with the landscape plan, the board and baton is permitted as long as it's consistent for the building.

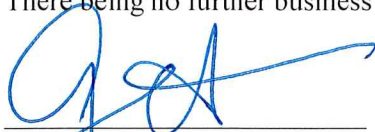
**Yeas-** Greco, Ernst, Krol

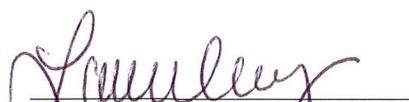
**Nays-**

**3-0 Motion approved**

The board and applicant discussed the existing vaults and safety deposit boxes which are still existing.

There being no further business to discuss, the meeting adjourned at 8:00 p.m.

  
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Greg Ernst, Chairman

  
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Lauren Oley, Secretary